

Steering Committee Notes
August 1, 2005

Committee Members Present: Joe Plankis, Jim Carey, Gloria Del Greco, Dave Mueller, Jim Kent, and Jack Bonham

Committee Members Absent: John Boyer, Tom Mullins, Karen Newberry, Jennifer Smith, Larry Snap, Robert Horkay, and Teresa Otis-Skelton

Others Present - Jerry Rosenberger, Martin Raines, Steve Hoover, Mic Mead, Don Day, Bob Smith, Jim Ake, Ron Thomas, Mick Sheetz, Shawn Conway, Kevin Buchheit, Kevin Todd, Al Salzman, Carrie Cason, and Ann Cavaluzzi

The Meeting started at 7:03pm.

Joe Plankis opened up the meeting for discussion and questions on the current comprehensive plan analysis.

Dave Mueller: We need to move on. I was glad to break down the comprehensive plan, it was a helpful exercise. The already formed downtown is itching to start the process.

Jim Kent: We need to start moving forward. We reached out and now have the public's backing. We need to get the perfect blend of residential and commercial.

Jim Carey: It is time to go on. The committee has the support of the township board.

Gloria Del Greco: We have an already viable farming community. We should provide incentives to keep our farmers in town.

Kevin Buchheit: Last time we forgot about the farmers. We need to bring them into this process. In the middle of next week you will receive our demand and capacity analysis. It will be the jumping off point of the subcommittee process. This information will be given to the steering committee, all subcommittee members, town council, the advisory plan commission, the board of zoning appeals, and the township board.

Joe Plankis reviewed the map of the geographic subcommittees.

Joe Plankis: I went and talked to Chris Hamm in Noblesville about their corporate park. I propose splitting the NE and NC areas East to West instead of North to South and add an economic development subcommittee. We are looking at a possible Parks and Trails subcommittee. Beau Wilfong will be speaking at the next Chamber of Commerce Economic Development committee meeting. We need to balance commercial and residential development to offset our tax rates.

Dave Mueller: Can we have an update on US 31 and SR 32?

Kevin Buchheit: We met with INDOT a couple weeks ago. Right now INDOT has twice as many projects as money to fund them. US 31 was previously proposed to be a freeway or expressway in our jurisdiction. Now, because of budget constraints, INDOT is proposing an urban expressway for US 31. This is a big step down. The project will involve adding some lanes in some places, fewer interchanges most likely at 146th, SR 32, and SR 38, road and median closures, no overpasses, signalized intersections,

basically a traffic nightmare. We encouraged INDOT to build US 31 to freeway standards so work can be done in the future, and to let the town know about the Right of Way needs and interchange foot prints for planning needs.

Gloria Del Greco: So does that mean most of our East - West connections will be cut off?

Kevin Buchheit: It means a lot of right turn only, and more signalized intersections.

Jerry Rosenberger: The gap in funds for the US 31 project is due to INDOT trying to meet most of the demands of the surrounding communities. We are looking at the US 31 project starting in 2009-2010. It will be built with half the originally proposed budget. We said these solutions wouldn't solve the problem.

Joe Plankis: Will this cause problem expanding the Monon etc.?

Jerry Rosenberger: Yes. The new proposal doesn't help us with getting the Monon and the Midland across US 31 or SR 32. This will cause us problems in connecting the Midland and the Monon.

Joe Plankis: The subcommittee on parks may want to discuss these issues.

Jerry Rosenberger: Currently left hand turns on US 31 give us most of our traffic tie ups. We need to remain a part of this process.

Dave Mueller: We lost the grant to expand the Monon into downtown.

Jerry Rosenberger: The quickest we can start on expanding the Monon is 2007.

Joe Plankis: Did Viking Meadows build there own trail?

Kevin Buchheit: They made a commitment to provide for the Monon. The developer and town council negotiate that. They are going to give us some road and park impact fees. We will use these fees as part of our grant match.

Joe Plankis: The trail will stay on the proposed Monon trail?

Kevin Buchheit: It will vary very little. It is mostly a straight shot.

Dave Mueller: Is there any other creative funding for trails?

Jerry Rosenberger: We need to keep looking. We can apply for grant opportunities from foundations to help present our trail. For example, explaining our history with the Quakers and Underground Railroad to help create a destination.

Kevin Buchheit: The Monon needs to connect to downtown. Maybe we should create a landmark like pedestrian/bicycle bridge over SR 32. We have opportunity for our pedestrian public.

Dave Mueller: Impacts of trails are important. Do we have a trail point person?

Kevin Buchheit: That would be me.

Gloria Del Greco: We should create the feel of the Monon in Broad Ripple here.

Kevin Buchheit: The southwest has development opportunity with the Midland – Monon trail connection, possibly for a hotel, meeting center, ice cream etc. We need buy in.

Dave Mueller: We need to have a business park subcommittee up in the NC area of town.

Kevin Buchheit: Should we merge the northern areas into one or expand the corridors and keep the NC and NW subcommittees?

Jack Bonham: Why separate NC and NW? What makes them different?

Kevin Buchheit: They have different characters and different impacts.

Joe Plankis: Should we extend the corridors to get all the commercial development?

Kevin Buchheit: Economic development subcommittee? Should we get Hamilton County Alliance and other economic development agencies to help us determine what we need?

Gloria Del Greco: Lamong treatment center and growth from Sheridan will impact NW. There are farms in Noblesville that won't sell to the corporate campus.

Kevin Buchheit: We can't please everyone.

Steve Hoover: We need to consider if NW and NC is the right division. I think you should split it East-West instead of North-South.

Mic Mead: We need to look at the Thoroughfare plan.

Kevin Buchheit: We have a Thoroughfare plan and a US 31 plan.

Mic Mead: We should have a subcommittee to look at thoroughfares.

Joe Plankis: Thoroughfares as economic development?

Kevin Buchheit: We can expedite the updating of thoroughfare plan. We will get grant money for that in the late 3rd quarter. The changes won't be that drastic. You will get a copy of thoroughfare plan with the demand and capacity analysis.

Bob Smith: I see the development of SR 32 to the Boone County line as extremely important. We also need to look at the airport.

Joe Plankis: How does the comp plan affect the fire department?

Kevin Buchheit: The township fire department does their own planning.

Dave Mueller: Business Park should be its own subcommittee. It should be located from 191st and US 31 along 186th Street to Eagletown Road.

Joe Plankis: The changes to US 31 will put a crimp into that.

Kevin Buchheit: There still is opportunity there.

Dave Mueller: That area has the least impacts from business on the township.

Gloria Del Greco: Some farmers in that area won't sell if the land becomes commercial.

Kevin Buchheit: We need to keep ourselves on the micro level.

Joe Plankis: We can't please everyone.

Jim Carey: Those are heavily traveled thoroughfares in that area. The sewers will be easy, everything

flows south from there.

Jack Bonham: We should maybe look at creating a new downtown. Look at the Fishers example.

Dave Mueller: Good thought.

Joe Plankis: We should look at some neat downtowns in the state.

Gloria Del Greco: Downtown stops do quickly. We could expand it.

Kevin Buchheit: The town is planning to keep the seat of government where it is. Sometimes when you move government the surrounding area dies.

Dave Mueller: It is really hard to recreate charm. Let's build on what we have.

Jack Bonham: Is the commercial abutting SR 32 neighborhood commercial?

Kevin Buchheit: It could be. You need to define what neighborhood commercial is and provide standards for it.

Jim Kent: You could look at the Zionsville Marsh.

Jack Bonham: Create a special truck artery to avoid downtown.

Gloria Del Greco: Whole new community with charm created completely new with development standards.

Joe Plankis: Like AMLI in Carmel

Dave Mueller: The corridor group is very big, must have a strong leader. Should we divide it into four groups?

Kevin Buchheit: We should keep it as one single group for the big picture. We can bring out different areas within the group.

Dave Mueller: Ron do you agree?

Ron Thomas: The committee should have 2 co-chairs, one residential, and one commercial.

Joe Plankis: Do you work on roads or development first?

Jim Kent: Together.

Ron Thomas: The business park idea is fine. Maybe you should have a non business chairman to provide a new set of eyes.

Joe Plankis: We should use people for their expertise.

Jack Bonham: Use experts where you need them. We should not waste resources.

Steve Hoover: Have a good mix so everything can have an outside look.

Joe Plankis: Why did the selection get selected?

Ron Thomas: The steering committee chairman/woman will act as the fresh eyes.

Jack Bonham: Should we have a stand alone economic development committee, or as a section of each subcommittee?

Kevin Buchheit: In all the areas. That way we have economic development policy for the whole township.

Jack Bonham: We have been having attendance problem, so I don't know how many more committees we can technically have.

Joe Plankis: There have been special issues. Summer is a naturally bad time for people. Fall will be better.

Kevin Buchheit: We have current parks and trails plan and an economic development initiative. Each committee should look at parks and economic development in their own jurisdiction.

Ron Thomas: You can expand the corridor to include the business park.

Joe Plankis: An economic development committee will help set up the process for gaining commercial development in town.

Kevin Buchheit: The proposed business park location is a full mile from SR 32. Should we expand the corridor to include it?

Joe Plankis and Dave Mueller didn't like that idea.

Joe Plankis: We need to define the business park. We aren't going to have a detailed plat of the area, but we need to locate it to act as an economic development driver.

Jim Kent: We will be still behind if we don't start now. We need to learn from Noblesville's example.

Joe Plankis: We need to fast track this process. We can't delay and lose the opportunity.

Kevin Buchheit: Meld these topics into the geographic areas. So we agree on a business park subcommittee and the north subcommittee.

Dave Mueller: Need a separate business park committee. The NC and NW regions would be represented as one subcommittee.

The steering committee reviewed the subcommittee participants and decided who would chair which subcommittee. The list will be emailed as soon as staff compiles the list.

Joe Plankis: We are going to provide you a list of phone numbers for potential subcommittee participants. The steering committee chair will be in charge of contacting them.

Mic Mead: Can people be on only one committee?

Kevin Buchheit: Yes.

Marc Grains: What do the subcommittees in the SE and SC do? They are mostly done.

Kevin Buchheit: You will mostly be looking at build out scenarios, infill, and connections.

Jack Bonham: Anyone can participate on these subcommittees?

Kevin Buchheit: Yes. We just picked the core group. The public can come whenever they want.

Steve Hoover: How will we know when these subcommittees are meeting?

Kevin Buchheit: The website will be the main source. The meeting will be noticed, and the media will be notified. The subcommittee process will end by the end of September, so we will finish on time.

Gloria Del Greco: Will there be a way for the public to leave comments if they can't attend a meeting?

Kevin Buchheit: We are working on a general email to let everyone get comments. We will post the public meeting data and the chamber meeting data on the website.

Dave Mueller: Each group should do a drive around of their area.

Gloria Del Greco: Can we get plat maps?

Jerry Rosenberger: We can provide parcel maps for the subcommittees.

Dave Mueller: We should figure out how churches fit into the plan, and use them as meeting spaces.

Joe Plankis: Let's talk about that at our next meeting. I will contact the other steering committee members and tell them their subcommittee assignments.

The meeting ended at 8:55pm.

The steering committee will next meet on August 16, 2005 at 7pm at Oak Trace Elementary School. All subcommittee members should be at this meeting to see the demand and capacity analysis presentation and receive the subcommittee exercises.